

**ACTION REPORT**  
**BOARD OF ZONING APPEALS**  
**April 17, 2012**  
**7:00pm**  
**CITY COUNCIL CHAMBERS**

1. Call to order and pledge

2. Introduction of Board members

Members present: Rita Young, Christopher Bloor, Gary Willis, Jim Hilley, Todd Chernik

3. Approval of February meeting minutes

Motion to approve: ?????

2<sup>nd</sup>: ???????

Vote: 5-0, Motion passed

4. Approval of March meeting minutes

Motion to approve: Rita Young

2<sup>nd</sup>: Todd Chernik

Vote: 5-0, Motion passed

5. **V11-011**, 1995 Birmingham Road, Walter Matthews

Request(s):

To allow an accessory structure to be located in the front yard

Motion to defer until the next meeting: Christopher Bloor

2<sup>nd</sup>: Jim Hilley

Vote: 6-0, Motion passed

6. **V12-001**, 13540 Highway 9 North, Stonecreek Church

Request(s):

1. To allow a single tenant site to have a second ground sign, 24 square feet

2. To allow a ground sign without a stone or brick base

Motion to defer until the next meeting: Todd Chernik

2<sup>nd</sup>: Rita Young

Vote: 6-0, Motion passed

7. **V12-002**, 3499 Bethany Bend, Bethany Summit

Request(s):

- To allow units to be both for sale and lease.

Motion to approve with conditions: Christopher Bloor

Conditions:

- o Rental units to be limited to 25%

2<sup>nd</sup>: Rita Young

Vote: 0-6, Motion failed.

Motion to deny: Todd Chernik

2<sup>nd</sup>: Rita Young

Vote: 6-0, Motion passed

8. **V12-004**, 528 Shadow Hawk, The Highlands at Echelon rec area

Request(s):

1. To allow a pool, pool deck and equipment to be closer than 100' on the side corner property line.
2. To allow a pool, pool deck and equipment to be closer than 100' from the side property line.
3. To allow a pool, pool deck and equipment to be closer than 100' from the rear property line.
4. To allow a reduction in parking from 22 to 7 spaces.
5. To allow a reduction of the rear setback from 50' to 25'.
6. To allow a reduction of the 40' front landscape strip to 10'
7. To allow a reduction of the 20' front corner landscape strip to 15'.

Motion to approve with conditions: Jim Hilley

Conditions:

- o A bike rack shall be installed on the amenity site.
- o The reduced landscape strips shall be planted according to the standards of the required landscape strips.
- o All required trees shall be planted on subject lot (lot 36).
- o Replace proposed evergreen screen with deciduous trees that blend in with existing vegetation.

2<sup>nd</sup>: Todd Chernik

Vote: 6-0, Motion passed

9. Adjournment